



**Planning Commission  
October 11, 2011 @ 6:00 P.M.  
City Hall – Council Chambers  
301 W. 2<sup>nd</sup> Street  
Austin, TX. 78701**

Dave Anderson  
Danette Chimenti - Parliamentarian  
Mandy Dealey – Vice-Chair  
Richard Hatfield  
Alfonso Hernandez

Saundra Kirk - Secretary  
Jean Stevens  
Dave Sullivan - Chair  
Donna Tiemann

**EXECUTIVE SESSION (No public discussion)**

The Planning Commission will announce it will go into Executive Session, if necessary, pursuant to Chapter 551 of the Texas Government Code, to receive advice from Legal Counsel on matters specifically listed on this agenda. The commission may not conduct a closed meeting without the approval of the city attorney.

Private Consultation with Attorney – Section 551.071

**A. CITIZEN COMMUNICATION**

The first four (4) speakers signed up prior to the meeting being called to order will each be allowed a three-minute allotment to address their concerns regarding items not posted on the agenda.

**B. APPROVAL OF MINUTES**

1. Approval of minutes for September 27, 2011.

## C. PUBLIC HEARING

- 1. Resubdivision:** **C8-2010-0105.0A - Resubdivision of Lot 1, Block C, Neans Place Section 1**

Location: 1111 Neans Drive, Little Walnut Creek Watershed, North Austin Civic Association NPA

Owner/Applicant: Francisco Guerrero

Agent: George Gonzalez

Request: Approval of the Resubdivision of Lot 1, Block C, Neans Place Section 1, composed of 3 lots on 0.430 acres. **REQUEST MADE BY COMMISSION TO PLACE 1<sup>ST</sup> ON THE AGENDA.**

Staff Rec.: **Recommended**

Staff: Don Perryman, 974-2786, don.perryman@austintexas.gov  
Planning and Development Review Department
  
- 2. Briefing:**

Request: Briefing on the Colorado River Corridor Study; a joint planning effort with Travis County, City of Austin and LCRA.

Staff: Jean Drew, 974-2272, jean.drew@austintexas.gov  
Watershed Protection Department
  
- 3. Heritage Tree Variance:** **TP 10617196 - 311, 313, 315 Bowie Street**

Location: 311, 313, 315 Bowie Street, Shoal Creek Watershed, Downtown NPA

Owner/Applicant: Cerco Development, Inc.

Agent: Will Marsh

Request: The applicant is requesting to remove a heritage tree with a stem greater than 30" in diameter.

Staff Rec.: **No Recommendation**

Staff: Keith Mars, 974-2755, keith.mars@austintexas.gov  
Planning and Development Review Department
  
- 4. Code Amendment:** **C20-2010-015 - Group Residential in MF-4 Zoning**

Location: Hancock, West University NPA

Owner/Applicant: City of Austin

Request: Amend Chapter 25-2 by creating the Central Austin - University Area Zoning Overlay District (CAUA) in which the group residential land use would become a conditional instead of permitted use in the multi-family residence moderate-high density (MF-4) base zoning district.

Staff Rec.: **Not recommended**

Staff: Robert Heil, 974-2330, robert.heil@austintexas.gov  
Planning and Development Review Department

5. **Plan Amendment:** **NPA-2011-0015.01 - Walnut Creek Greenbelt**  
Location: 6406 Garden View Lane, Walnut Creek Watershed, East Martin Luther King, Jr. Combined NPA  
Owner/Applicant: City of Austin, Parks and Recreation Department  
Agent: Greg Montes, Parks & Recreation Department  
Request: Mixed Residential and Mixed Use to Recreation/Open Space  
Staff Rec.: **Recommended**  
Staff: Maureen Meredith, 974-2695, maureen.meredith@austintexas.gov  
Planning and Development Review Department
6. **Plan Amendment:** **NPA-2011-0019.01 - Helms Condominiums**  
Location: 201 East 34th Street, Waller Creek Watershed, Central Austin Combined Neighborhood Plan NPA  
Owner/Applicant: Zod Bozorgmehr, Valerie Bauhofer and John White  
Agent: Douglas Gibbins  
Request: Single Family to Higher-Density Single Family  
Staff Rec.: **Pending**  
Staff: Maureen Meredith, 974-2695, maureen.meredith@austintexas.gov  
Planning and Development Review Department
7. **Rezoning:** **C14-2011-0016 - Helms Condominiums**  
Location: 201 East 34th Street, Waller Creek Watershed, Central Austin Combined NPA  
Owner/Applicant: Zod Bozorgmehr, Valerie Bauhofer and John White  
Agent: Douglas Gibbins  
Request: SF-3-NCCD-NP to SF-4A-NCCD-NP  
Staff Rec.: **Pending**  
Staff: Clark Patterson, 974-7691, clark.patterson@austintexas.gov  
Planning and Development Review Department
8. **Plan Amendment:** **NPA-2011-0008.01 - 2935 MLK**  
Location: 2935 East Martin Luther King, Jr. Boulevard, Boggy Creek Watershed, Rosewood NPA  
Owner/Applicant: Noble Capital, LLC  
Agent: Minka Anderson or Grady E. Collins (Noble Capital, LLC, New Castle Realty Advisory)  
Request: Single Family to Mixed Use  
Staff Rec.: **Recommended**  
Staff: Maureen Meredith, 974-2695, maureen.meredith@austintexas.gov  
Planning and Development Review Department

- 9. Plan Amendment: NPA-2011-0016.02 - East Boggy Creek Greenbelt**  
 Location: 5509 - 5609 Stuart Circle, Boggy Creek Watershed, Govalle/Johnston Terrace Combined NPA  
 Owner/Applicant: City of Austin, Parks and Recreation Department  
 Agent: Greg Montes, Parks & Recreation Department  
 Request: Single Family & Water to Recreation/Open Space  
 Staff Rec.: **Recommended**  
 Staff: Maureen Meredith, 974-2695, maureen.meredith@austintexas.gov  
 Planning and Development Review Department
- 10. Plan Amendment: NPA-2011-0016.01 - East Boggy Creek Greenbelt**  
 Location: 5702 1/2 Jain Lane, Boggy Creek Watershed, Govalle/Johnston Terrace Combined NPA  
 Owner/Applicant: City of Austin, Parks and Recreation Department  
 Agent: Greg Montes, Parks & Recreation Department  
 Request: Civic and Single Family to Recreation/OpenSpace  
 Staff Rec.: **Recommended**  
 Staff: Maureen Meredith, 974-2695, maureen.meredith@austintexas.gov  
 Planning and Development Review Department
- 11. Rezoning: C14-2011-0112 - 6607 - CS-1**  
 Location: 6607 North IH 35 Service Road Northbound, Tannehill Branch; Buttermilk Creek Watershed, St. John NPA  
 Owner/Applicant: WC 6607 North IH 35, LP (Nate Paul)  
 Agent: Jim Bennett Consulting (Jim Bennett)  
 Request: CS to CS-1  
 Staff Rec.: **Recommendation of CS-1-CO**  
 Staff: Wendy Rhoades, 974-7719, wendy.rhoades@austintexas.gov  
 Planning and Development Review Department
- 12. Rezoning: C14-2011-0050 - Burnet/Kramer Rezoning**  
 Location: 11301 Burnet Road, Walnut Creek Watershed, North Burnet/Gateway Combined NPA  
 Owner/Applicant: IBM Corporation  
 Agent: Armbrust & Brown, PLLC (Richard T. Suttle, Jr.)  
 Request: NBG-TOD to NBG-CMU  
 Staff Rec.: **Recommended**  
 Staff: Sherri Sirwaitis, 974-3057, sherri.sirwaitis@austintexas.gov  
 Planning and Development Review Department

- 13. Rezoning: C14-2011-0113 - Block 11 - Convention Center Hotel**  
 Location: 608 East Cesar Chavez Street, Waller Creek Watershed, Downtown NPA  
 Owner/Applicant: Waller Creek Eleven, G. P., Inc. (Perry Lorenz)  
 Agent: Manchester Texas Financial Group, L.L.C. (Doug Manchester)  
 Request: CBD to CBD-CURE  
 Staff Rec.: **Recommended**  
 Staff: Clark Patterson, 974-7691, clark.patterson@austintexas.gov  
 Planning and Development Review Department
- 14. Restrictive Covenant Termination: C14-97-0102(RCT) - Dreyfus Antiques Brocante**  
 Location: 1901 North Lamar Boulevard, Shoal Creek Watershed, Central Austin Combined Neighborhood Plan NPA  
 Owner/Applicant: Dreyfus Antiques Brocante (George Dreyfus)  
 Agent: Armbrust & Brown, PLLC (Lynn Ann Carley)  
 Request: The applicant is requesting a Restrictive Covenant Termination that will remove land use restrictions and a zoning rollback provision in a 1997 Restrictive Covenant.  
 Staff Rec.: **Recommended**  
 Staff: Clark Patterson, 974-7691, clark.patterson@austintexas.gov  
 Planning and Development Review Department
- 15. Rezoning: C14-2011-0100 - Dreyfus Antiques Brocante**  
 Location: 1901 North Lamar Boulevard, Shoal Creek Watershed, Central Austin Combined NPA  
 Owner/Applicant: Dreyfus Antiques Brocante (George Dreyfus)  
 Agent: Armbrust & Brown, PLLC (Lynn Ann Carley)  
 Request: LR-CO-NP to LR-CO-NP, to change a condition of zoning  
 Staff Rec.: **Recommended**  
 Staff: Clark Patterson, 974-7691, clark.patterson@austintexas.gov  
 Planning and Development Review Department
- 16. Rezoning: C14-2011-0093 - The Grove**  
 Location: 3707 Manchaca Road, West Bouldin Creek Watershed, South Lamar NPA  
 Owner/Applicant: FHB Forest Apartments, LP  
 Agent: WGA Austin (Scott Wuest)  
 Request: LO and MF-2 to MF-3  
 Staff Rec.: **Recommended**  
 Staff: Stephen Rye, 974-7604, stephen.rye@austintexas.gov  
 Planning and Development Review Department

- 17. Rezoning: C14-2011-0083 - Southern Walnut Creek Hike & Bike Trail**  
Location: 5200 Bolm Road; 5509-5609 Stuart Circle, Boggy Creek Watershed, Govalle/Johnston Terrace Combined NPA  
Owner/Applicant: City of Austin Parks and Recreation Department (Gregory Montes)  
Agent: City of Austin Parks and Recreation Department (Gregory Montes)  
Request: SF-3-NP to P-NP  
Staff Rec.: **Recommended**  
Staff: Stephen Rye, 974-7604, stephen.rye@austintexas.gov  
Planning and Development Review Department
- 18. Rezoning: C14-2011-0082 - Southern Walnut Creek Hike & Bike Trail**  
Location: 5702-1/2 Jain Lane, Boggy Creek Watershed, Govalle/Johnston Terrace Combined NPA  
Owner/Applicant: City of Austin Parks and Recreation Department (Gregory Montes)  
Agent: City of Austin Parks and Recreation Department (Gregory Montes)  
Request: SF-3-NP to P-NP  
Staff Rec.: **Recommended**  
Staff: Stephen Rye, 974-7604, stephen.rye@austintexas.gov  
Planning and Development Review Department
- 19. Rezoning: C14-2011-0086 - Southern Walnut Creek Hike & Bike Trail**  
Location: 6406 Garden View Drive, Walnut Creek Watershed, East Martin Luther King, Jr. Combined NPA  
Owner/Applicant: City of Austin Parks and Recreation Department (Gregory Montes)  
Agent: City of Austin Parks and Recreation Department (Gregory Montes)  
Request: SF-3-NP to P-NP  
Staff Rec.: **Recommended**  
Staff: Stephen Rye, 974-7604, stephen.rye@austintexas.gov  
Planning and Development Review Department
- 20. Rezoning: C14-2011-0084 - Noble Capital LLC**  
Location: 2937 East Martin Luther King, Jr. Boulevard, Boggy Creek Watershed, Rosewood NPA  
Owner/Applicant: Noble Capital Servicing, LLC (Jordan Newman)  
Agent: Noble Capital (Minka Anderson)  
Request: SF-3-NP to LR-MU-NP  
Staff Rec.: **Recommended**  
Staff: Stephen Rye, 974-7604, stephen.rye@austintexas.gov  
Planning and Development Review Department

- 21. Final Plat:** **C8-2011-0062.0A - IBM East Sub, Resub of Blk "A" Lots 1A & 2A; Amended Plat of Lots 1 & 2 Blk "A"**
- Location: 11205-11501 Burnet Road, Walnut Creek Watershed, North Burnet/Gateway Combined NPA
- Owner/Applicant: IBM (Jack Zahrser)
- Agent: Bury & Partners, Inc. (Jonathan Neslund)
- Request: The approval of the IBM East Subdivision, Resubdivision of Block "A" Lot 1A & 2A and Amended Plat of Lots 1 & 2 Block "A", composed of 9 lots on 105.42 acres.
- Staff Rec.: **Pending**
- Staff: David Wahlgren, 974-6455, David.wahlgren@austintexas.gov  
Planning and Development Review Department
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- 22. Final w/out Preliminary:** **C8-2011-0131.0A - 3508 E. 7th Addition**
- Location: 3508 East 7th Street, Boggy Creek Watershed, Govalle/Johnston Terrace Combined NPA
- Owner/Applicant: 38-1/2 St. LC (Guy Oliver; Jason Oliver)
- Agent: Texas Design Interests LLC (Kolbe Scott)
- Request: Approval of 3508 E. 7th Addition composed of 1 lot on 0.238 acres.
- Staff Rec.: **Disapproval**
- Staff: Planning and Development Review Department
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- 23. Resubdivision:** **C8-2011-0129.0A - Wynn-Lewis Subdivision; Resubdivision of Lot 1 Aerie**
- Location: 3604 Windsor Road, Taylor Slough South/Town Lake/Lake Austin Watershed
- Owner/Applicant: Anne Elizabeth Wynn & Co-Trustees of Ralph A Lewis Jr. Trust (Mary E. & Suzanne G. Lewis)
- Agent: Civilitude, LLC (Fayez Kazi)
- Request: Approval of the Wynn-Lewis Subdivision; Resubdivision of Lot 1 Aerie, composed of 2 lots on 1.503 acres
- Staff Rec.: **Disapproval**
- Staff: Planning and Development Review Department

## **D. NEW BUSINESS**

### **1. New Business:**

Request: Discussion and action on electing Planning Commission Officers.

## **E. SUBCOMMITTEE REPORTS**

## **F. ADJOURNMENT**

The City of Austin is committed to compliance with the American with Disabilities Act. Reasonable modifications and equal access to communications will be provided upon request. Meeting locations are planned with wheelchair access. If requiring Sign Language Interpreters or alternative formats, please give notice at least 4 days before the meeting date. Please call Dora Anguiano at Planning & Development Review Department, at 974-2104, for additional information; TTY users route through Relay Texas at 711.